

Neighborhood Inspection

Housing, Residential Zoning, Neighborhood Nuisance and Neglected Building Code Enforcement in your Neighborhood



The City of Wichita

Office of Central Inspection

Neighborhood Inspection

What is Neighborhood Inspection?

Neighborhood Inspection is the Housing, residential Zoning, Neighborhood Nuisance, and Neglected Building Code enforcement section of the Office of Central Inspection.

This section also is responsible for: the coordination of graffiti removal; coordination of Neighborhood Cleanups; and the removal of dangerous buildings.







Neighborhood Inspectors enforce the minimum Housing Code (Title 20), Neighborhood Nuisance Code (Title 8), Neglected Building Code (Title 30) and the residential requirements of the Unified Zoning Code.

Each Neighborhood Inspector is assigned an inspection area within the City, and is responsible for enforcement in that area. Inspectors also work in close cooperation with Community Policing Officers, Neighborhood Associations and other City Departments, in order to preserve neighborhoods.

What is the Housing Code?

The Housing Code was created to provide minimum standards for residential housing within the City of Wichita, to help ensure decent, safe, and sanitary housing for all its citizens, and to conserve the existing housing stock.

What types of maintenance items does the Housing Code cover?

-  Maintenance of roof, foundations, exterior walls and porches in good repair
-  Adequate light and ventilation
-  Safe electrical wiring, fixtures and outlets
-  Adequate, safe heating facilities
-  Adequate water and sewage disposal
-  Maintenance of accessory structures

Housing Inspection Guidelines

Housing cases are initiated in three basic ways:

1. Complaints from citizens
2. Referrals from other City departments
3. Inspector observation

If the inspection reveals that the structure is in violation of the code, the inspector initiates a case in an effort to resolve all noted violations.

The first step in the enforcement process is to issue a Notice of Improvement, which describes each violation. The usual compliance timeframe for a first notice is 60 days. A much shorter timeframe may be given if a life-safety or other serious problem exists.

If reasonable efforts have been made to make repairs by the end of this initial compliance period, the inspector may allow an extension of up to 60 days for completion of repairs. If, at the end of this period, work has continued to progress steadily and required repairs are nearing completion, the inspector may give short extensions until the work is completed.

If no work, or very minimal work, is accomplished by the end of the initial compliance period, the inspector will issue a Notice of Violation which lists the violations and gives no more than 30 days to achieve code compliance.

The Notice of Violation is the order to make the repairs. If no work, or only minimal work, is accomplished by the end of this compliance period, the inspector will issue a Uniform Criminal Complaint (UCC) requiring an appearance in Environmental (Neighborhood) Court.

Neighborhood Court is held Monday through Thursday, at 6:00 p.m. at each of the four Police Sub-stations.

Once a UCC has been served, the case becomes a matter for the Court to resolve.

A case may also be referred on for formal condemnation action, if violations are severe or extensive enough to warrant it.

Does the Housing Code apply to all residential structures?

Yes, the Housing Code applies to *all* residential structures within the City, regardless of when they were built, or whether or not they are occupied. There is no “grandfathering” in the Housing Code.



What are the common residential Zoning violations?

- Parking illegally in required front yard
- Parking on unsurfaced or improperly surfaced area
- R. V.s , boats and trailers improperly located on private property
- Improperly located “stored” autos on private property
- Working on cars
- Illegal Home Occupations
- Unlicensed Garage Sales
- Signs improperly located (on City right-of-way)

What happens if a house is condemned?

In some cases, the owner will not make repairs of severe and life safety items, or the property may be destroyed by fire or other catastrophe, or may be abandoned. In these cases, a condemnation action which may result in demolition and removal of the unsafe structure is initiated.

1. The inspector determines that a dangerous and unsafe structure has not been brought into compliance and submits the case to the Neighborhood Inspection Supervisor for condemnation.
2. Certificates of Title are ordered and all interested parties are notified that the case will be heard before the Board of Code Standards and Appeals. The BCSA hears the case and either gives an extension of time for the owner to repair the property, or makes a recommendation to the City Council to demolish the structure.
3. A hearing is scheduled before the City Council within 45 days of the BCSA hearing. The Council may grant the owner additional time to repair the structure. If no additional time is granted, a resolution to demolish the structure is adopted.
4. Once the structure is ordered to be demolished, the owner is given 10 days to initiate demolition. If this is not done, the City’s demolition contractor is instructed to demolish the structure. All costs associated with this action are assessed (as a lien) against the property.

How is Residential Zoning enforced?

Time frames vary depending on the type of violation. Violations of illegal auto repair or parking violations are generally required to be corrected the same day the violation occurs. For first time violations, a Zoning Violation Notice is issued. If the violation still exists when the inspector re-inspects, a Zoning Citation will be issued.

Other types of violations e.g. illegal home occupations, may be given up to 30 days to be corrected.

Environmental Maintenance:

In January of 2008, the Environmental Inspection section of Environmental Services was combined into the Neighborhood Inspection Section of the Office of Central Inspection (OCI).

The Neighborhood Inspectors now enforce the residential nuisance issues of Title 8 - Neighborhood Nuisance Enforcement Code.

The types of residential, environmental violations handled by OCI are as follows:

- Inoperable vehicles
- Tall grass and weeds
- Lack of approved residential trash service
- Storage of salvage materials
- Residential Bulky Waste
- Residential tree waste

Neglected Building Code:

A neglected building must be registered with the Office of Central Inspection.

Registration is required upon notification from the Superintendent of Central Inspection. The owner is responsible for registering the property.

If the building is unoccupied, a Statement of Intent must be submitted to and approved by the Superintendent of Central Inspection.

See the Neglected Building brochure for more details, or visit our Web Site: www.wichita.gov

Or call us at 268-4481